Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

209 Widford Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$575,000		&		\$595,000				
Median sale p	rice								
Median price	\$550,250	Pro	operty Type	Hou	se		Suburb	Broadmeadows	
Period - From	15/03/2020	to	14/03/2021		So	urce	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	27 Ortolan Av BROADMEADOWS 3047	\$593,500	23/10/2020
2	14 Graham St BROADMEADOWS 3047	\$580,000	09/03/2021
3	17 Gavin St JACANA 3047	\$580,000	27/02/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/03/2021 14:44









Property Type: House (Res) Land Size: 625 sqm approx Agent Comments

Indicative Selling Price \$575,000 - \$595,000 **Median House Price** 15/03/2020 - 14/03/2021: \$550,250

Comparable Properties



27 Ortolan Av BROADMEADOWS 3047 (REI)



Price: \$593,500 Method: Private Sale Date: 23/10/2020 Rooms: 5 Property Type: House (Res) Land Size: 605 sqm approx



14 Graham St BROADMEADOWS 3047 (REI)

Agent Comments

Agent Comments



Price: \$580.000 Method: Sold Before Auction Date: 09/03/2021 Property Type: House (Res) Land Size: 642 sqm approx

17 Gavin St JACANA 3047 (REI)

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Agent Comments

Price: \$580,000

Method: Auction Sale Date: 27/02/2021 Property Type: House

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.